

POLE CREEK MEADOWS OWNERS ASSOCIATION
BOARD MEETING MINUTES
JULY 12, 2003

The meeting was held at the Church of the Eternal Hills and called to order at 1:10 p.m. by Bill Quinlan, President. Attending were board members Bill Quinlan, Rob Bauer, Mike Keutzer and Lori Scott. Pete Peterson from Forrest & Horticulture Committee was also present.

Secretary's Report

Lori reported that she received one DRC packet from Foreman White. She has also provided one or two HOA statements to title companies since the last board meeting.

It was moved and seconded to accept the Secretary's report.

F&HC Report

Pete Peterson presented to the board a review of the lot clean-up which has been done to date. There are currently about a dozen lots out of compliance in terms of clearing (ladder limbs, slash, removal of dead trees).

Bill Busse has provided an estimate on clearing the lots which remain out of compliance. Bill's estimates are based on his work on the following lots, as well as personally walking each of the out-of-compliance lots:

- Block 2, Lot 4 (Townsend) – Bill Busse has contracted for the work, and is about 90% done
- Block 2, Lot 37 (Rich & Ursula Lugesa) (extension until August of 2003) –
- estimates are based on this information, as well as walking each of the lots

Registered letters have been sent to the following owners letting them know that their lots are (at least to some degree) still in need of clearing:

- Block 1 Lot 4 (Cupit)
- Block 2, Lot 8 (O'Connell) – some work has been done, based on the existence of chip & slash piles (OK)
- Block 1, Lot 6 (Coleman) – No work appears to have been done
- Block 1, Lot 7 (Coleman) – Contains a huge slash pile (however, not marked out of compliance)
- Block 1, Lot 12 (Dave & Amy Peterson) – no change since April – has promised this summer (has extension)
- Block 1, Lot 13 (Murtaw) – trailer moved, and back; lower half of lot untouched & needs a lot of cleaning
- Block 1, Lot 14 (Mark Fuksa) – big slash pile, dispute with worker, but has been chipped – largely, lot is in compliance, now (progress)
- Block 1, Lot 37 (Legasa) – Busse is going to do soon
- Block 1, Lot 38 – Bruce Arfman – letter received
- Block 1, Lot 38 (Paone) – still needs work
- Block 1, Lot 41 – Steve Morrow – largely unchanged, small slash piles, but not huge progress (wasn't a really bad lot, didn't need much work)
- Block 1, Lot 43 – Paul Bradley – doesn't have funds to pay for lot cleaning (bottom of the hill – not much work)
- Block 2, Lot 4 (Townsend) – done shortly
- Block 2, Lot 21 (Rowen – PA) – Yaklick left a pile of stumps; in dispute
- Block 2, Lot 30 (Jeff Sale) – letter of OK from Bob, which he can't produce – at best, 10% done; Bill & Karen has letter
- Block 2, Lot 31 (Abkowitz) – got an extension letter, but may have a letter from Bob
- Block 4, Lot 4 (Landin) – misunderstanding of property line
- Block 5, Lot 1 – slash piles, therefore work

- Block 5, Lot 5 (Chiarella) – at junction of lots 6, 4 and 5 – Pete cannot locate one stake – thinks the owner didn't realize where the lot line actually was
- Block 6, Lots 2 & 3 (Gemzensky) – had promised to clear, but now has a year extension

The F&HC has sent an extension letter (except as noted) to each of these lot owners based on board's recommendation.

It was moved by Rob Bauer and seconded by Mike Keutzer that Pete Peterson has the board's permission and latitude to post information regarding lots which still need to be cleaned at the PCMOA Summer meeting this afternoon.

Pete also reported that an open space clean-up day scheduled for Saturday, July 19 will be announced at the picnic this afternoon.

It was reported that a bill for \$1002 for clearing one open space area was sent to Treasurer Mike Keutzer by Pete Peterson. The association left logs from a previous open space clean-up day that the contractor wants to use for firewood, so Pete suggested only sending \$500 of the payment until the contractor has removed the logs. Based on an hourly charge, Pete estimates another \$2000 to chip and remove what's already been cut down, as well as what will be cut down this summer on the open spaces. The board decided to hold off on finishing the removal of slash, etc. until we determine if a special assessment will cover expenses for the remainder of the year. The board decided to wait until early next summer to have the slash piles chipped or removed.

Pete Peterson also reported to the board that some owners have noted to him that the road past Block 5 is only about half as wide as it should be.

Pete was dismissed from the meeting.

Mike Keutzer moved to finish clearing, chipping, and removal of slash on a specific open space area in Block 3, near 4-Bar-4 Road and County Road 568. In the meantime, the community should work toward cleaning and clearing all open space areas in their entirety and remaining cost not to exceed \$1300. The motion was put to a vote. It passed with one opposition: Rob Bauer opposed because of contingency plan concerns.

A discussion ensued regarding upcoming expenses the board anticipates. As a result, Rob Bauer moved that we rescind the previous decision to spend money on the chipping for the open space. Lori Scott seconded the motion. The motion carried – one board member was opposed and three in favor.

DRC Report

Rob Bauer presented a report by the Design Review Committee submitted by Tom McGowen .

New Business

A list of concerns from the DRC was presented to the board by Rob Bauer.

A motion was made by Rob Bauer and seconded by Mike Keutzer to review and discuss the DRC's list of concerns offline. The motion was seconded and unanimously approved.

Cupit

Prior to a variance letter being sent, the board agreed to remove the building materials from the Cupit's lot, since these materials are being stored on a lot and the Cupits do not have approval for improvements to the site. Various PCMOA members/homeowners have tried to work with Cupits, who have not explained any of their violations. Since the Cupits have displayed that they are not working with the board regarding this matter, and because resolving this issue is important for the viability of the Board/HOA, Bill Quinlan proposed that a letter be sent to the Cupits offering one more chance to clear the building materials from their lot by July 25th.

Rob Bauer moved that we enter letter into record, sign it and get it to Cupits ASAP. Lori Scott requested an addendum to the motion to explain the results. The motion was clarified that, in the event the Cupits do not respond to this new letter, Bill Busse will be contacted and he will execute removal of the building materials, store them, and charge the HOA for storage (as well as the cost to remove them). The Cupits current fine amount will be increased by the amount of these costs. The Cupits may pay for removing the building materials and the storage. After 90 days, the board may sell the materials to recover the costs. Mike Keutzer seconded the motion, and it passed unanimously.

Rob Bauer will follow up with Bill Busse as needed if the letter is not returned to the PCMOA by July 25, 2003.

Coleman

Rob Bauer will draft a letter which will be forwarded through the attorney that the board is concerned about the progress that's been made on his house, which he promised would be completed sometime in October 2003.

Treasurer's Report

Mike reported that the following items have been provided to Berger Business:

- Contact information (i.e. spreadsheet)
- Inquiries
- Automatic Payment information for Mountain Park Electric
- Mail from the P. O. Box to be picked up and distributed appropriately (electronically, if possible)

Mike Keutzer reported that there was approximately \$3500 in an account plus \$7500 in a CD (when handed off to Berger). Mike will work on getting Berger authorized to sign checks on behalf of the PCMOA. The board agreed they are comfortable with verbal approvals for unusual expenses after turnover to Berger is completed.

Bill Quinlan made a motion to form a Water Committee, with Bill Quinlan as the head of the committee to deal with the water consultant, the water board, etc. The motion was seconded and passed by the board.

Mike Keutzer also reported that the email account has been setup. Bill Quinlan reported that he could not access the account. We are currently on-hold with the web site. Mike will send the Board members instructions on getting email forwarded to the board members personal email accounts.

Mike also reported that he will follow-up with Berger regarding our tax return status.

There was a motion by Bill Quinlan that the board accept the Secretary's, Treasurer's, F&HC, and DRC reports. It was seconded and the motion passed.

Bill Quinlan requested that the Rules and Regulations document he submitted to the board members be reviewed by the next meeting, as any covenant changes are to be included in the proxy notice for the annual meeting in November.

Bill Quinlan moved that the board take action on these documents at the next meeting. The motion was seconded and passed.

The meeting was adjourned at 3:43.